

# 11 East Cliff Road, Tunbridge Wells









# 11 East Cliff Road, Tunbridge Wells TN4 9AE

*Immaculate 4-bedroom period house in sought after location*

## **Accommodation Summary**

- Mid terrace Victorian house in popular location
  - 4 bedrooms, 1 en-suite
    - Living room
    - Family room
  - Kitchen/breakfast/dining room
- Bathroom and en-suite shower room
  - Courtyard garden
- Sought after St John's location
- Walking distance of mainline stations
- Catchment area for Grammar schools



**Tel: 01892 514 189**

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful double bay fronted home oozes Victorian charm whilst delivering a contemporary style of living.

It is immaculately styled and offers superb modern day family accommodation, whilst sympathetically retaining its period features.

The entrance door opens into an elegant hallway, its warm wooden flooring contrasting beautifully with the décor, with a useful guest cloakroom tucked under the stairs.

To the right light pours into the spacious open plan reception room through its dual aspect windows.

The living room's front bay window overlooks the residential street, its shutters adding charm and privacy. It is an exceptionally welcoming space with stylish décor, bespoke alcove cabinetry, high quality wooden flooring and a stone fireplace housing a wood burning stove.

Behind is the family room with a glazed door giving access into the garden. It is a versatile space, currently set up as a play room, and its open plan layout is fantastic for both family living and entertaining.

At the end of the hallway, is the wonderful kitchen/breakfast/dining room which is well designed with sleek cabinetry wrapping around the room housing integrated appliances and offering lots of storage. It is a pretty space with contrasting décor and plenty of countertops for cooking. The room is flooded with light from dual aspect windows with its rear bi fold doors being able to extend the living space into the garden in the summer months. Integrated appliances such as the Bosch double ovens, induction hob with ceiling extractor and Bosch dishwasher make it a cook's dream. There is ample room for a table and chairs and a long breakfast bar with space for up to four bar stools is perfect for your morning coffee.

Climbing the stairs to the first floor there are three doubles bedrooms, all enjoying lots of natural light from their large windows.

The principal bedroom at the front extends the width of the house and its décor, two windows, one a deep bay, fitted wardrobes and graceful proportions give a very tranquil feeling.

Across the landing is the bathroom with a shower over the bath.

Up a further flight of stairs to the second floor there is another double bedroom with a modern en-suite shower room. Its generous proportions means that it can double as a home office too.

Outside the garden is fully enclosed offering a safe sanctuary for children and pets, with plenty of room for a table and chairs on its mix of decked and paved terracing. It is wonderfully low maintenance and perfect for summer living.

This fabulous home has undergone a complete renovation by the current owners to provide a flawlessly finished home that offers a luxury family lifestyle that you could move straight in and enjoy. It is also a short walk from first class grammar schools. A must see!





**Brick storm porch with tiled step, part opaque stained glass entrance door with glazed top light, which opens into:**

**Entrance Hall:** Amtico wooden flooring, under stairs pull out shoe storage cupboard, traditional radiator and doors opening into:

**Cloakroom:** concealed cistern WC, vanity shelf, wash hand basin with open shelf below and wall mounted mixer tap, tiled flooring and walls.

**Living Room:** 13'9 x 12'5 front aspect double glazed bay window with tier on tier shutters, fireplace with stone mantle and hearth and wood burning stove, bespoke alcove fitted open wall shelves and cupboards below, Amtico wooden flooring, traditional radiator and opening into:

**Family Room:** 12'11 x 11'6 rear aspect glazed door with window above, opening in chimney breast, Amtico wooden flooring and column radiators.

**Kitchen/Breakfast/Dining Room:** 17'7 x 11'6 side aspect double glazed picture window, rear aspect bifold doors opening into the garden, countertop surfaces, integrated double Bosch ovens, integrated fridge/freezer, induction 5 ring hob, ceiling extractor, 1 ½ sink with mixer tap, integrated Bosch dishwasher, integrated AEG washing machine, open wall shelving and Amtico wooden flooring. The kitchen has plenty of eye and base level units, pan drawers, pull out larder cupboard, pull out bin, cloakroom cupboard with cupboard above, storage cupboard with cupboard above, a breakfast bar overhang with space for up to 4 bar stools and space for a table and chairs.

**Stairs up to the first-floor landing with radiator and doors opening into:**

**Bedroom 1:** 17 x 13'9 front aspect double glazed bay window with tier on tier shutters, front aspect double glazed window with tier on tier shutters, feature

fireplace with painted mantle, soft close wardrobes with hanging rails, double hanging rails and shelving, radiator in decorative cover and wooden flooring.

**Bedroom 3:** 12'11 x 11'6 rear aspect double glazed window, period fireplace, fitted cupboard with hanging rail and shelf and radiator in decorative cover.

**Bathroom:** side aspect part opaque double glazed window, wooden panel enclosed bath with mixer tap, wall mounted shower attachment and folding glass bath shower screen, low level WC, pedestal wash hand basin with mixer tap, column radiator, part tiled walls and wooden effect flooring.

**Bedroom 4:** 14'9 x 11'6 rear aspect double glazed window, period fireplace, fitted cupboard with shelving, ceiling loft access hatch with drop down ladder into boarded loft space and traditional radiator.

**Stairs up to the second floor and door opening into:**

**Bedroom 2:** 21'9 x 17 rear aspect Velux window, front aspect double glazed window, period fireplace, traditional radiator and opening into:

**En-suite:** rear aspect double glazed window, shower cubicle with Mira shower attachment, low level WC, pedestal wash hand basin with mixer tap, inset glass shelving, heated towel rail and wooden effect flooring.

**Outside:** To the front is a mid-height brick wall with iron railings above and iron gate with a decorative gravelled area in front of the living room bay window. A tiled pathway leads to the covered front entrance door. To the rear is a garden with close boarded fencing on both side perimeters with a walled perimeter at the back. There is a decked terrace beside the house with a paved terrace beyond. It is fully enclosed.





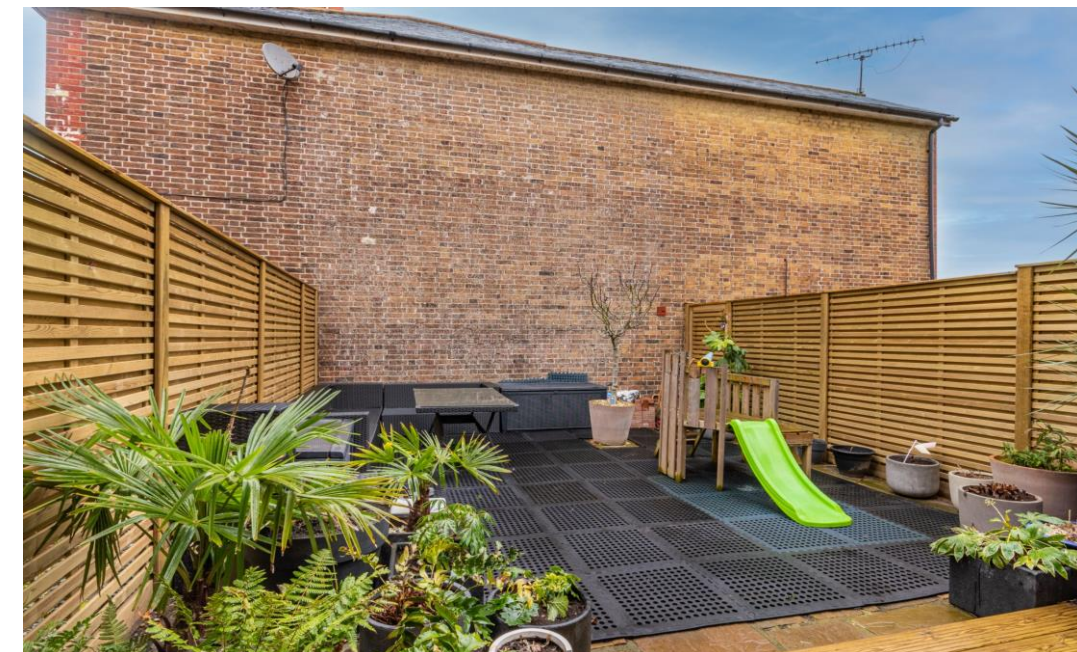


TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,481.00)

EPC: D (59)

#### AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





